



Report of the Chief Planning Officer

SOUTH AND WEST PLANS PANEL

Date: 24th November 2016

Subject: Application number 15/07633/FU – Partial demolition of existing buildings, conversion of existing office buildings to create 15 residential apartments, erection of 7 new dwellings (total 22 dwellings) with associated landscaping and parking at Clarence Road, Horsforth

APPLICANT

Barnardo's

DATE VALID

19th April 2016

TARGET DATE

25th November 2016

Electoral Wards Affected:
Horsforth

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

DEFER and DELEGATE APPROVAL to the Chief Planning Officer for approval subject to the specified conditions set out below and also the completion of a Section 106 agreement to include the following obligations:

- 22% contribution to affordable housing
- Provision and maintenance of greenspace
- Contribution towards one bus stop of £10,587.50

In the circumstances where the Section 106 has not been completed within 3 months of the Panel resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer.

1. Time limit on full permission
2. Development in line with approved plans
3. Samples of walling and roofing materials to be submitted

4. Stone panel to be erected on site
5. Samples of surfacing materials to be submitted
6. Feasibility study into use of infiltration drainage to be submitted
7. Details of surface water drainage to be submitted
8. Means of vehicular access to and from the site shall be shown on the approved plans
9. Details of proposed sight lines shall be submitted for approval
10. Details for proposed method of closing off and making good all redundant accesses
11. Details of cycle/motorcycling parking
12. Retention of garages
13. Condition survey of Clarence Road to be submitted
14. Provision for contractor during construction
15. Vehicles spaces to be laid out
16. Details of proposed Traffic Regulation Order to be submitted including the adopted section of Clarence Road and the provision of a new turning head
17. Formal closure of existing adopted turning space in front of Four Gables to be obtained
18. Submission and implementation of landscaping
19. Arboricultural method statement
20. Landscape management plan
21. Protection of existing trees/hedges/bushes during construction
22. Preservation of retained trees/hedges/bushes
23. Provision for replacement trees/hedges/bushes
24. Details of any proposed asbestos removal to be submitted
25. Fencing and walling to be provided in line with approved plans
26. Details of proposed construction hours to be submitted
27. Details to prevent noise, dust and odour to be submitted
28. No site clearance of vegetation during bird nesting season of March to September without bird nesting survey

1.0 INTRODUCTION

- 1.1 The application is for a residential development which involves conversion of existing buildings to flats and new houses to form 22 units overall. The scheme is brought to Panel due to the fact that the full affordable housing contribution cannot be provided.
- 1.2 This is brownfield site in a sustainable location and is proposed to be allocated as a phase housing site in the emerging Site Allocations Plan. The principle of development is considered acceptable. It is considered that the form and design of the dwellings, and their spatial setting, has due regard to the character and appearance of the conservation area. The proposal brings two positive buildings in the conservation area back into beneficial use. The development complies with the council's residential design guide and there are no technical concerns in respect of highway matters. The proposal does deliver affordable housing (22%) but falls short of the policy requirement (35%). However, the submitted viability appraisal sets out a robust justification for the shortfall and this, in combination with the benefits associated with the scheme, are considered to outweigh the failure to provide the full policy requirement. As such it is considered that the proposal accords with the terms of the development plan when it is read as a whole. Accordingly it is recommended that permission be granted subject to the prior completion of a Sec.106 Agreement.

2.0 PROPOSAL:

- 2.1 The application is a residential development for 22 residential units. This involves the conversion of two existing office buildings on the site to form 15 residential apartments (one of these converted buildings will be extended) and the erection of 7 new houses within the grounds.
- 2.2 The two existing buildings on site are known as 'Four Gables' and 'Low Wood' and were up until recently used as offices and are now vacant. Four Gables will be converted into 7 apartments which will be 4 two bed and 3 one bed apartments. There is a large extension to Four Gables which will be demolished as part of this proposal. Low Wood will be converted into 5 apartments with one being two bed and the other four one bed. Low Wood will also have a new annex extension in a position to replace an existing building which will be demolished and this will form 3 two bed roomed apartments. This new building will be 3 storey to the front and will have bay windows on the ground and first floor to match the design of the Low Wood. On the rear elevation the building will be two storey. The total number of apartments created as part of this scheme will be 15.
- 2.3 In terms of car parking there will be 13 car parking spaces for Four Gables and 21 car parking spaces for Low Wood.
- 2.4 The new development on the site will be for 1 four bedroom detached house plus 6 four bedroom semi-detached houses. The proposed houses will have the car parking within the curtilage of the properties. The new houses will be constructed from stone and slate and will all be two storey. The houses will have gables to the front elevation taking on design elements from the existing buildings on the site.
- 2.5 There will be 8 trees that need to be removed as part of the scheme which are individually covered by a Tree Preservation Order and three groups of trees also covered by a Tree Preservation Order.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is located at the end of Clarence Road, there are two large buildings on site along with tennis courts, landscaping and trees. Four Gables which was recently in office use but is now vacant is a 3 storey building. The building is constructed from stone and render and has small dormers in the roof space. It has two gables to the front elevation and takes the form of a detached villa. There is a three storey flat roofed extension to the side which will be demolished as part of the scheme. The current car park for this building is located to the east between this building and number 24 Clarence Road. The other building currently on the site is Low Wood which was also used for offices until recently. This building also takes the form of a villa and is 3 storey. This building has a part single storey and part two storey building to the side which will be demolished as part of this scheme. This building has car parking to the front. To the rear of this building is an extensive garden area which is covered in trees.
- 3.2 Both Four Gables and Low Wood were constructed between 1851 and 1908 with the modern extensions subsequently added to the buildings. Both buildings are positive structures within the Newlay Conservation Area.
- 3.3 At this end of Clarence Road there are a few large residential houses within substantial grounds. Closer to New Road Side the properties are cottages and semi detached houses all facing onto Clarence Road. The Froebelian school is also on Clarence

Road on the other side from the application site. There is a pedestrian access track beyond the application site on Clarence Road linking it to Newlay Lane. To the north of the site is Newlaithes Gardens which are semi detached houses which have their rear gardens backing onto the application site. These houses are two storey and have a variety of extensions to the rear. The boundary treatment along here is mixed.

4.0 RELEVANT PLANNING HISTORY:

PREAPP/15/00451 – application to convert existing buildings and build 7 dwellings to a maximum of 22 units

Issues raised by officers included

- principle of development
- highways and parking
- conservation area
- trees
- landscaping

5.0 HISTORY OF NEGOTIATIONS

5.1 During the processing off the application negotiations between the officers and applicant have been ongoing. These have been in relation to the proposed design of the scheme in terms of the conservation area, distances to existing properties and distances to trees.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application was advertised by a major site notice which was posted on 5 February 2016 and expired on 26 February 2016. The application was also advertised in the Yorkshire Evening Post on 20 January 2016 which expired on 18 February 2016. Neighbour letters were sent out 19 January 2016 and expired on 13 February 2016.

17 letters of objection were received concerned with the following matters:

- Arboricultural report is factually incorrect
- Loss of privacy
- Loss of light
- Overdominance
- Should be restriction on extensions
- Clarence road should remain a cul de sac with no through access for vehicles but improvements for pedestrians
- Support change of use in principle but have concerns regarding absence of sheltered housing, impact on trees roots, loss of trees, orientation of some of the plots,
- Allocated in SAP for potential location of sheltered housing due to location
- Issues of parking on heavily congested Clarence Road
- Maintenance of boundary wall
- Narrow road and traffic congestion
- Difficulties with construction traffic
- Insufficient parking
- Obstruction of emergency vehicles
- Conflict of traffic with Froebelian school traffic
- Loss of trees

- Detrimental impact on character of the area
- Noise, disturbance, dust etc from construction
- Problems of pedestrians, cyclists and people pushing prams
- Insufficient consultation, publicity and notification
- In SHLAA and issues and options document the site has potential for 5 units and is now 25 units in SAP without any justification and this is misleading and should be disregarded
- Detrimental impact on conservation area
- Long term management of the trees on the site
- Overdevelopment
- Base plan used out of date
- Three storey buildings will be overbearing and overshadowing
- Noise and disturbance from proposed car parks
- Impact on wildlife
- Location of car park close to boundary walls and potential security risk
- Current use is daytime where residential will be 24/7
- Increase in light pollution
- The proposal will exacerbate the parking problems and suggest the land is used for off-site parking for the school opposite

6.2 Revised plans were submitted and neighbours were reconsulted on 20/4/2016. 15 objections received concerned with

- Impact on trees
- Lack of parking
- Too close to existing houses
- New trees will cast shadow in gardens
- Potential damage to walls caused by new trees
- Increase on site number in SAP over other allocations in past
- Not older persons as in SAP
- Impact on conservation area
- Long term management
- Overdevelopment
- Traffic issues
- Impact on ecology
- Overshadowing, overdominance
- Creation of wind tunnel
- Noise and light pollution
- Impact on privacy
- New trees and creation of overshadowing to gardens

Ward Members have been consulted regarding the application and so far no comments have been received

7.0 CONSULTATION RESPONSES:

Highways – no objection subject to conditions

Main drainage – conditional approval

Combined Authority – recommend the developer contributes to sustainable travel incentives through a sustainable travel fund. This should be through detailed planning condition of s106 agreement and the contribution is £10,587.50.

8.0 PLANNING POLICIES:

- 8.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise
- 8.2 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires development, as a whole, to preserve the appearance and character of Conservation Areas

Development Plan

- 8.3 The Development Plan for Leeds comprises the Adopted Core Strategy (November 2014), saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013). The application site has no specific allocations or proposals.

Adopted Core Strategy

- 8.4 The Core Strategy is the development plan for the whole of the Leeds district. The following core strategy policies are considered most relevant

Spatial Policy 6 – Housing requirement and the allocation of housing land

Spatial Policy 7 – Distribution of housing land and allocations

Policy H1 – Managed release of housing sites

Policy H2 – Housing on non allocated sites

Policy H3 – Density of residential development

Policy H4 – Housing mix

Policy H5 – Affordable housing

Policy P10 - Design

Policy P11 – Conservation

Policy P12 – Landscape

Policy T2 - Accessibility requirements and new development

Policy G4 – New green space provision

Policy G8 – Protection of important species and habitats

Policy ID2 – Planning obligations and developer contributions.

Saved Policies - Leeds UDP (2006)

- 8.5 The following saved policies within the UDP are considered most relevant to the determination of this application:

Policy GP5 - Development Proposals should resolve detailed planning considerations.

Policy N18A – Conservation areas and demolition

Policy N18B – Conservation areas and demolition

Policy N19 – New building within Conservation areas

Policy N20 – Conservation areas and retention of features

Policy T7A – Cycle parking guidelines

Policy T7B – Motor cycle parking

Policy BD2 – Design and siting of new buildings

Policy BD5- Amenity and new buildings

Policy BC7 – Development in conservation areas

Policy LD1 – Landscaping schemes

Relevant supplementary guidance:

- 8.6 Supplementary Planning Guidance provides a more detailed explanation of how strategic policies of the Unitary Development Plan can be practically implemented. The following SPGs are relevant and have been included in the Local Development Scheme, with the intention to retain these documents as 'guidance' for local planning purposes:

Neighbourhoods for Living SPG

Affordable housing

Designing for community safety – a residential guide

Public Transport Improvements and Developer Contributions

Street Design Guide

Horsforth Design Statement

Newlay Conservation Area * Guideline Distances – Development to Trees

Department for Communities and Local Government – Technical Housing Standards – Nationally Described Space Standards March 2015

Leeds Standard

National Planning Policy Framework (NPPF)

- 8.7 The National Planning Policy Framework (NPPF), published on 27th March 2012, and the National Planning Practice Guidance (NPPG), published March 2014, replaces previous Planning Policy Guidance/Statements in setting out the Government's planning policies for England and how these are expected to be applied. One of the key principles at the heart of the Framework is a presumption in favour of Sustainable Development.
- 8.8 The NPPF constitutes guidance for Local Planning Authorities and its introduction has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.9 The NPPF confirms that at its heart is a presumption in favour of sustainable development. For decision taking, this means approving proposals that accord with the development plan without delay and where the development plan is silent, absent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or specific policies in the NPPF indicate that development should be restricted.
- 8.10 The NPPF establishes at Paragraph 7 that there are three dimensions to sustainable development: economic, social and environmental of which the provision of a strong, vibrant and healthy community by providing the supply of housing required to meet the needs of present and future generations is identified as a key aspect of the social role. Within the economic role, it is also acknowledged that a strong and competitive economy can be achieved by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.
- 8.11 Paragraph 17 sets out twelve core planning principles, including to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs,

ensuring high quality design but also encouraging the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

- 8.12 Paragraph 137 relates to development within conservation areas stating that new development should preserve and enhance and make a positive contribution to the area.

9.0 MAIN ISSUES

1. Principle of development
2. Conservation area, design and massing
3. Highway safety
4. Affordable housing
5. Greenspace
6. Residential amenity
7. Trees
8. Ecology
9. Representations

10.0 APPRAISAL

Principle of development

- 10.1 The site is unallocated within the Unitary Development Plan but is a phase 1 site within the emerging Site Allocations Plan. However at this stage in advance of the adoption of the Site Allocation Plan policy H2 of the Core Strategy is applicable which gives advice in relation to new housing development on non-allocated sites. There are a number of criteria within this policy that need to be met which includes:

- i) The number of dwellings does not exceed the capacity of transport, educational and health infrastructure. *It will be shown within the report that the scheme meets this criteria*
- ii) For development of 5 or more dwellings the location accord with accessibility standards. *The site is located very close to Horsforth Town Centre and all the facilities this offers so complies with the relevant accessibility standards*
- iii) Green belt policy is satisfied. *The site is not within green belt.*

The next two criteria are linked to greenfield land and it is considered that this site is not greenfield land and is brownfield development.

- 10.2 The site is within the Site Allocation Plan as a phase 1 site with a site capacity of 25 dwellings. Objections have been received as this is a five fold increase on its allocation in the issues and options document. The reason for this increase was that the site has been reassessed in light of the existing building becoming available for conversion.
- 10.3 Within the Site Allocations Plan it does state that the site is suitable for older person's housing/independent living in accordance with policy HG4. The applicant has submitted information as to why this site is not suitable for elderly accommodation including the site constraints such as retention of the existing building and trees whilst operators tend to seek larger sites so resident's facilities and amenity space can be provided. The site is not level so may not be suited for

the needs of elderly people. The nearest bus stop is 200m away and the site topography and steep approach to the nearest bus stop do not make it an attractive route for the elderly.

- 10.4 The Site Allocations Plan is at draft stage so limited weight can be attached to this document and its site requirements for older persons housing. The site needs to comply with the current policy and in this instance in the UDP the site is unallocated so policy H2 from the core strategy for unallocated sites is most relevant which is discussed above. It is concluded that the proposal complies with policy H2 so the development is acceptable in principle.

Conservation area, design and massing

- 10.5 Section 72 of the Planning (Listed Building and Conservation Areas) act 1990 requires development, as a whole, to preserve the appearance and character of Conservation Areas. There are three elements to the proposed scheme which need to be considered in terms of design and the impact on the conservation area. These relate to the demolition of existing buildings, conversion of existing building and new build.

- 10.6 As background the site is within Newlay Conservation Area and within the appraisal document the site is located within character area 1. Both Four Gables and Low Wood are identified as positive structures within this conservation area. This part of the conservation area is characterised by Victorian villa development and represents Newlay's 'historical core'. The detailing of these structures involves the following characteristics

- Locally produced ashlar sandstone
- Slate roofing
- Villas of 2 and 3 stories
- Set within expansive grounds
- Variations on detached and semi detached
- Decorative details
- Gothic details are common
- Enhanced by partial or full render

i) Demolition of existing buildings.

- 10.7 There are two buildings that are being demolished as part of the scheme. The first is a three storey flat roof extension attached to Four Gables. This is a later addition on the building and its design detracts from the design of the main building. Its removal will improve the visual amenity of this building and will have a positive enhancing impact on the conservation area.

- 10.8 The second building to be demolished is a building attached to Low Wood. The building is single storey to the front and two storey to the rear. Its design and appearance does not match the main building and its removal will also have a positive enhancing impact on the conservation area.

- 10.9 The demolition of both these building is therefore considered acceptable.

ii) Conversion of the existing buildings

- 10.10 There are two buildings that are to be converted as part of the scheme these being Four Gables and Low Wood both being positive structures in the conservation area.

In terms of Four Gables as well as the demolition of the extension to the side discussed above the scheme involves some external alterations. On the front elevation a flat roofed dormer will be changed to two smaller pitched roof dormers which is acceptable as they are less dominant on the roof plus their design matches the existing gables to the front of the building. To the rear 3 larger windows are being replaced with 3 smaller windows and these new windows match the design of the existing so are considered acceptable. The largest changes are on the north east facing elevation as this is the side where the 3 storey extension is being removed. There will be four new windows on this side elevation and their design will match the existing. There are a number of internal changes to facilitate the conversion but as the building is not listed these should have no impact.

10.11 In terms of Low Wood there are no external changes proposed to the front, rear and one of the side elevations. The final side elevation there will be 3 additional windows on the ground floor which match the existing building and are considered acceptable.

10.12 Overall the conversion will enhance these positive structures within the conservation area and is considered acceptable.

iii) New build

10.13 There are a number of new build elements to the scheme which include a new building next to Low Wood for apartments, one detached house and 6 semi detached houses.

10.14 The new building attached to Low Wood is of a scale and design which matches the existing building it will appear as a villa incorporating design features such as bay windows to match the existing property.

10.15 The detached house has a single gable to the front and matches the existing gables on Four Gables property which is adjacent. The property will be two storey in height and will be traditional in appearance using materials which match the surrounding area. Its appearance in design terms is also as a villa and blends into the existing street scene.

10.16 The semi-detached houses design appears as one villa property which matches the characteristics within the conservation area described above. They have gables and bay windows to the front which match the gables on 'Four Gables'.

10.17 All of the new proposed properties stand within their own grounds and are separated from the other properties by trees or gardens. The layout is characteristic of the surrounding conservation area which consists of villa properties and is a characteristic mentioned with the Newlay Conservation Area Appraisal. Whilst the properties themselves and gardens are not to the same scale as the existing villas and gardens in the conservation area they are in similar proportions to one another and appear as a scaled down version of the existing area.

10.18 The materials for the development include natural split faced stone with natural stone ashlar window surrounds with slate roofing tiles. The windows will be white UPVC heritage vertical sliding sash conservation windows. These materials are considered acceptable for the proposed location within the conservation area.

10.19 There are two car parking courts proposed which in visual amenity terms are not ideal. However these are set back from the street scene and existing and proposed

trees will generally shield these car parks from views in the conservation area so are acceptable.

- 10.20 It is considered that the new build is in line with the characteristics of the existing conservation area.

Highways

- 10.21 The current authorised use on the site is offices and it is considered that the generation of traffic for this residential scheme will be no more detrimental as the level of traffic generated will be similar and therefore there will be no material intensification than the traffic generated by an office use.
- 10.22 There are two existing accesses off Clarence Road one serving Four Gables and the other one serving Low Wood. The existing access to Low Wood will remain and this will serve the new flats and two of the new semi detached houses.
- 10.23 The existing access for Four Gables will be altered and will be the access to one of the semi-detached houses only. A new access further along Clarence Road will be formed to provide access to a new car park for the proposed flats and the new access will be wider than the existing access improving visibility. The other houses will have accesses direct onto Clarence Road itself. All these accesses are considered acceptable on this part of Clarence Road.
- 10.24 There is adequate parking for all of the flats and also for the proposed houses. All the accesses will have controlled gates so that the parking is for the sole use of the occupants. There are a couple of visitor's car parking spaces which are not beyond the gated control so visitors can park without having access to the main car park which is considered adequate for this scale of development.
- 10.25 The scheme also proposes a condition regarding details of a Traffic Regulation Order in the form of new waiting restrictions on Clarence Road to prevent on street car parking to the front of the development. The precise nature of this is not known at this stage until a scheme has been drawn up.
- 10.26 A direction will also be attached suggesting that the surface on the path leading to Newlay Lane is improved, however due to the steepness of this path it is not considered appropriate to encourage the use of this path.
- 10.27 For all the above reasons the scheme is considered acceptable in highway terms.

Affordable housing

- 10.28 The scheme is within an area where a contribution of 35% towards affordable housing is required. As the scheme is for flats and larger houses and the number of units is low the applicant is offering a financial contribution to affordable housing which officers consider is acceptable.
- 10.29 A financial viability appraisal has been submitted for the scheme and there is an attached appendix which will deal with this in more detail. The viability appraisal shows that a contribution of 22% can be achieved on this site. The reasons for this lower figure are the high level of abnormal costs required for the scheme including the conversion costs of some of the existing buildings to apartments over new build apartments.

- 10.30 The applicant has stated that if affordable housing was reduced to 0% then the scheme would be marginally viable. However the district valuer has looked into this matter and considers that the scheme can support a contribution of £530,000 and still allow for the scheme to be viable with a profit margin of 18.5%. This amounts to the 22% contribution mentioned above.
- 10.31 The site is a brownfield site which is in a sustainable location and is a phase one site within the site allocation plan. The buildings being converted are both positive structures within the conservation area and are now vacant so it's important that another use is found for these buildings and their retention and conversion will enhance the conservation area. It will provide a mix of housing to the area in terms of one and two bedroom flats plus family housing.
- 10.32 The reasons behind the reduction in affordable housing contribution has been accepted by the district valuer and due to the reasons for the scheme highlighted above it is considered that the reduction in affordable housing on this site is acceptable.

Greenspace provision

- 10.33 Policy G4 of the core strategy states that 80sqm of greenspace should be provided for development of more than 10 dwellings. In this scheme 2,261 sqm of greenspace is provided which complies with this policy.

Residential amenity

- 10.34 The scheme needs to be assessed in relation to the distances between existing properties and the new properties and the distances between the new properties themselves.
- 10.35 In terms of the proposed layout the distances between the new properties is in excess of the guidelines required within Neighbourhoods for Living. The proposed gardens areas are also greater than the required guidelines in Neighbourhoods for Living. Garden lengths are acceptable except for the rear garden length of plot 11 which is just short of 10 metres in length when the requirement is 10.5 metres. However boundary planting is proposed which will prevent detrimental overlooking into the garden to the rear.
- 10.36 All of the properties meet both the National Space Standards and Leeds standard in terms of the internal size except for one flat which is 1 square metre short of the National Space Standards but meets the Leeds standard so is acceptable.
- 10.37 In terms of distances to existing houses there is a row of semi detached houses to the rear of the site. Residents to the rear have objected to the scheme and are concerned regarding the impact of the new development in terms of overlooking, overdominance and overshadowing.
- 10.38 The conversion and the new build at Low Wood at its closest point are over 20 metres away from the rear garden boundary of Newlaithes Gardens and 28 metres from the rear elevations which is well above the guidelines required even taking on board the development is three storey.
- 10.39 In terms of the proposed semi detached houses on plots 9 and 10 this has its end gable facing towards the rear of the existing semi detached houses. The closest property (number 27) has a kitchen window which is situated 10.6 metres away from

this gable when the required distance is 9 metres. This property therefore complies with the distances in Neighbourhoods for Living.

- 10.40 As mentioned above the detached house (plot 11) has a shorter garden than required but due to new boundary treatment this should not have a detrimental impact on residential amenity. There is 17.5 metres to the nearest window which is a kitchen and this is in excess of the guidance within Neighbourhoods for Living.
- 10.41 The conversion of Four Gables could have the potential for overlooking to the rear as this building is already close to the boundary with the houses to the rear. The proposal has been revised so that it is mainly bedrooms and bathrooms on the rear elevation and the gardens to the rear are already overlooked by bedrooms of other properties in the row. It also has to be recognised that these properties are already overlooked by the existing offices. There is one kitchen/living room window to flat 15 on the first floor which looks towards the gardens to the rear, however this is a small secondary window and there is a large window on the side so it is considered acceptable.
- 10.42 The final part of the proposal is the four semi detached houses which have their rear elevations facing towards Newlathes Gardens. The gardens lengths here are between 18 and 20 metres long, well above the required 10.5 metres.
- 10.43 The existing property to the east of these properties faces onto the end gable of the proposed semi detached house on plot 22; however the distance is well in excess of the distance required in Neighbourhoods for Living.
- 10.44 Overall it is considered that the scheme will not have a detrimental impact on the residential amenity of both surrounding existing residents and proposed residents.

Trees

- 10.45 The plans have been revised so that the number of trees that will be lost as part of the development has been reduced. In total there will be the loss of 8 trees to facilitate the development with 6 of these being category B trees and 2 being category U trees. There is also the removal of two group of category U trees and one group of category C trees. All of these are covered by a tree preservation order.
- 10.46 Negotiation has been ongoing in relation to this matter to ensure that a profitable development can be accommodated on the site with the minimum loss of trees. The scheme has also been revised to ensure that the most important trees on the site remain and their long term health is ensured. Whilst there is some tree loss there are a large number of trees that will remain on the site and these along with proposed replanting will help to create a very attractive setting for the proposed development.
- 10.47 The layout has also been revised to ensure that the new buildings can be erected ensuring that there is no detrimental impact on the trees during construction and the long term health of the relevant trees.
- 10.48 Overall the scheme is acceptable in terms of the impact on trees.

Ecology

- 10.49 A bat survey and phase 1 habitat survey have been submitted as part of the application. Its conclusion is that only birds are present on the site and it

recommends that vegetation clearance should take place outside of the bird nesting season and a condition can be attached to control this.

Representations

- 10.50 The majority of the issues raised in the representations have been covered above except for the following matters.
- Arboricultural report is factually incorrect in terms of species mentioned. *This has now been amended and is correct.*
 - Should be restriction on extensions. *The gardens of the proposed dwellings are larger than those required in neighbourhoods for living and the proposed layout is spacious so there is no planning reason to remove the permitted development for extensions.*
 - Difficulties with construction traffic. *A condition can be attached requiring a management plan on how construction traffic will be managed.*
 - Noise, disturbance, dust etc from construction. *Conditions can be attached regarding hours of construction.*
 - Problems of pedestrians, cyclists and people pushing prams. *The scheme will have a TRO for restricted parking on Clarence Road which should improve the situation for these users*
 - Insufficient consultation, publicity and notification. *Site notices were erected and neighbours who share a boundary with the site were sent a letter. A reconsultation letter was sent to all these neighbours and everyone who had commented on the application when the amended plans were received.*
 - Base plan used out of date. *This has been updated to include all extensions.*
 - Noise and disturbance from proposed car parks. *It is considered that the noise generated from a residential scheme will be less than the noise generated from offices.*

11.0 CONCLUSION

- 11.1 To conclude it is considered that the principle of development accords with local and national planning policy, that the development given its scale, design and location will enhance the conservation area and surroundings, there will not be any harm in terms of highway safety, there will be no harm to residential amenity, and the impact on trees and ecology is considered acceptable. Whilst there is a shortfall in affordable housing provision the benefits of the scheme, when considered in light of the submitted viability appraisal, outweigh any harm that results. As such the proposal is considered to comply with the terms of the development plan when read as a whole and is therefore recommended for approval, subject to conditions.

Background Papers:

Certificate of ownership: signed by applicant.

Planning application file.



Notes:
 Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey.
 Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.
 Ensure digital versions are plotted at 'Actual Size'. Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments.
 Subject to statutory approvals and survey.

Accommodation Schedule			EXISTING / PROPOSED
		NIA Area (m ²)	
Low Wood			EXISTING
1	1 Bed Apartment	45	
2	2 Bed Apartment	61	
3	1 Bed Apartment	41	
4	1 Bed Apartment	50	
5	1 Bed Apartment	65	
Low Wood Annex Type A			PROPOSED
6	2 Bed Apartment	67	
7	2 Bed Apartment	67	
8	2 Bed Apartment	65	PROPOSED
Type B			
9	4 Bed, Semi detached, 2 storey	124	
10	4 Bed, Semi detached, 2 storey	124	PROPOSED
Type C			
11	4 Bed, detached, 2 storey	154.5	
Four Gables			EXISTING
12	2 Bed Apartment	84	
13	2 Bed Apartment	66	
14	1 Bed Apartment	44	
15	2 Bed Apartment	58	
16	1 Bed Apartment	45	
17	2 Bed Apartment	70	EXISTING
18	1 Bed Apartment	37	
Type B			
19	4 Bed, Semi detached, 2 storey	124	PROPOSED
20	4 Bed, Semi detached, 2 storey	124	
21	4 Bed, Semi detached, 2 storey	124	
22	4 Bed, Semi detached, 2 storey	124	
Total Building Area		1763.5	
Site Area		1.69	

KEY

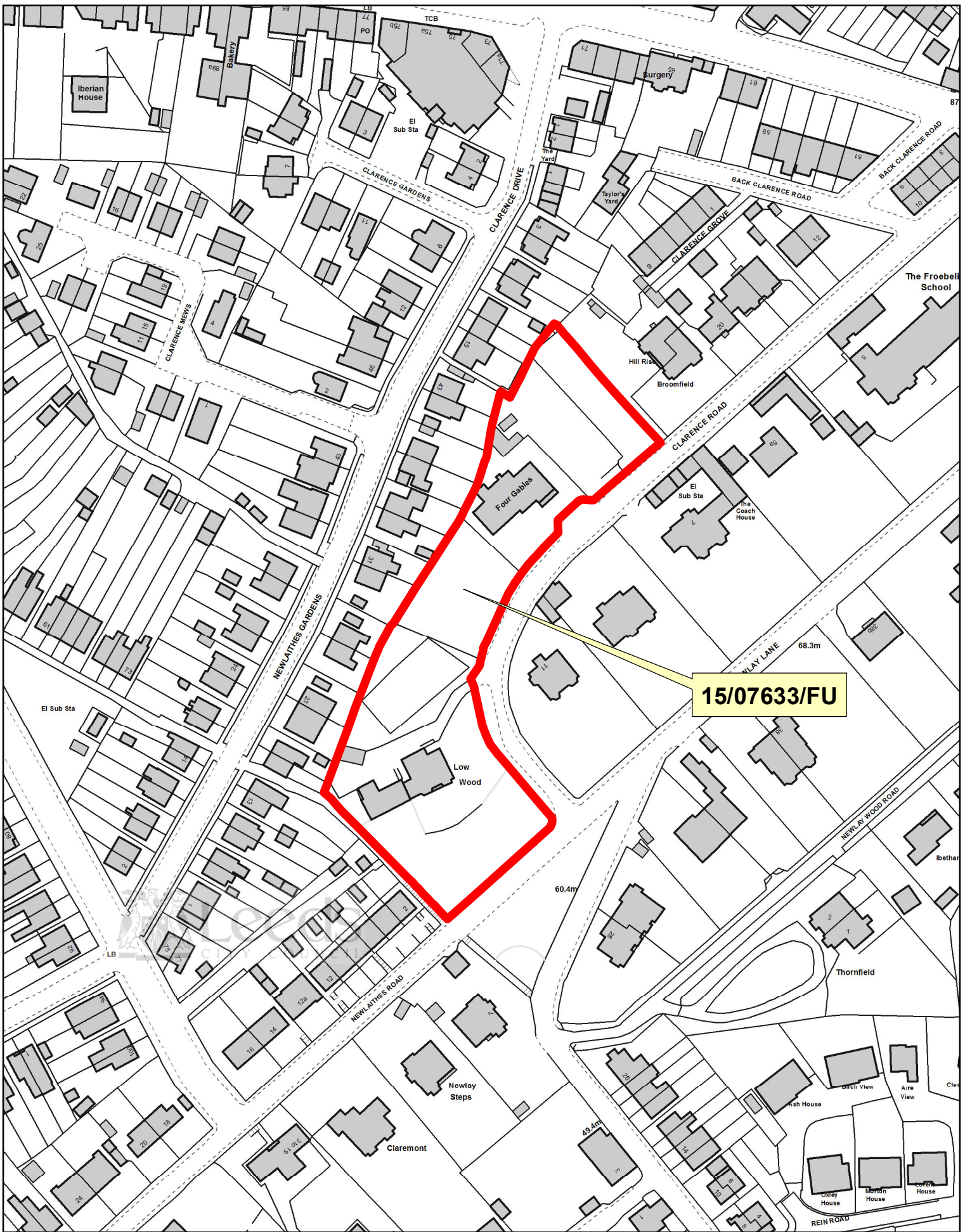
- (Circle with cross) Proposed trees to be removed
- (Circle with diagonal lines) Root protection zone for trees 70-74
- (Circle with dot) Proposed new tree

N	Tree positions & positions of plots 19-22 revised	29/06/16	AH
M	Updates to Plots 19-22	21/06/16	YA
L	Removal of tree 48	04/04/16	YA
K	Red line boundary amended	17/03/16	YA
J	Red line boundary amended	17/03/16	YA
I	Red line boundary amended and cycle store added to plot 22	17/03/16	YA
H	Block B repositioned, blocked D removed and replaced with block B house types. Block A width decreased by 0.5m and parking arrangements amended.	09/03/16	YA
G	Block C redesigned, Block D amended and moved a metre away from boundary to Hill Rise property	02/03/16	YA
F	Amendment to Four Gables parking entrance layout	01/03/16	YA
E	Amendment to plots 21, 23, 27 & 31 on Newlathes Gardens	29/02/16	YA
D	Accommodation schedule revised	22/12/15	AH
Status	Planning		

Project
 Barnardo's, Clarence Road, Horsforth, Leeds, LS18 4LB.
 Client
 Barnardo's
 Drawing
 Proposed Site Plan

Date	Project No	Drawing Number
01.12.2015	0483	PL-03 N

Scale (A2 Sheet)
 1:500
 Drawn By
 AH
 Checked By
 GE



15/07633/FU

SOUTH AND WEST PLANS PANEL

© Crown copyright and database rights 2016 Ordnance Survey 100019567

PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500

